

MONDAY, FEBRUARY 21, 2023 7:00 P.M.
BOARD OF ALDERMEN
MINUTES

MAYOR MIKE WILCOX

ALDERMAN PAUL ROETTGER

ALDERMAN AARON NAUMAN

ALDERMAN LISA CAPSHAW CUSHING

ALDERMAN BERRY LANE

ALDERMAN TONY ROBERTS

ALDERMAN SARAH VITALE

CITY ATTORNEY, JIM HETLAGE
CITY ADMINISTRATOR, BEN DECLUE
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

The meeting was called to order at 7:00 PM by Mayor Wilcox.

ROLL CALL

Present: Alderman Roettger, Alderman Nauman, Alderman Roberts
Alderman Capshaw Cushing, Alderman Vitale, Alderman Lane

Absent: Alderman Lane

Present: Chief Jeff Beaton

APPROVAL OF THE AGENDA

Mayor Wilcox asked if there were any changes to the February 21, 2023 meeting agenda. There were none. Alderman Vitale approved the agenda. Alderman Roberts seconded the motion which was unanimously approved.

APPROVAL OF THE MINUTES FROM FEBRUARY 6, 2022 MEETING

Mayor Wilcox asked if there were any changes or corrections to the Board minutes from the February 6, 2023 meeting. Alderman Roettger moved approval of the minutes. Alderman Nauman seconded the motion, which was unanimously approved.

CITIZEN COMMENTS

None

TREASURER'S REPORT- JANUARY 2023

Mr. DeClue reported that there were no notable issues in the January report adding that the revenues remained noting that it was up from last year. It was reported that there were good returns on investment income with the CD's rates moving up from less than ½ percent to 4 percent. Answering Mayor Wilcox's question, Mr. DeClue stated that on the sales tax side, it seemed that increases were driven more than just inflation adding that there seemed to be strong numbers related to wage growth and consumer confidence which was good for the city. Mr. DeClue noted that they were seeing COVID rebounds both in the County and Statewide.

ORDINANCES FOR SECOND READING AND FINAL APPROVAL

B08-23 AN ORDINANCE REPEALING SECTION 355.110 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF GLENDALE, MISSOURI, REGARDING THE PROHIBITION OF ALL NIGHT PARKING ON STREETS IN THE CITY OF GLENDALE, MISSOURI

Alderman Nauman moved approval of the second reading of Ordinance B08-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked about the process going forward regarding narrow streets. Chief Beaton stated that there was a code in place which dictated parking restrictions for narrow streets adding that if the city received complaints, Mr. Jones and I will do the measurements to consider changes adding that if restrictions are already in place, the department would respond restrictions we will look to see if restrictions in place we will respond.

Mayor Wilcox asked if the city had a master plan, and if not, would like to have one. Chief Beaton stated that they could look at other cities to see how they deal with widths adding that maybe Glendale needed to tweak our ordinance regarding width. Chief Beaton stated that they would take complaints on a case by case basis and concentrate where complaints come in adding that the department would like to work on a master plan including prioritizing individualized parking in front of driveways, etc. Chief Beaton stated that the department was aware of streets that could immediately cause a problem. Alderman Nauman noted that daytime parking had the same restrictions adding that the current ordinance diagramed a table of all the streets in the city along with their restrictions. Chief Beaton stated that most streets were included in the table adding that if a problem arises, the department would respond. It was noted that throughout the day, vehicles were moving more, and there were not many issues adding that when there was, the department worked directly with the homeowner. Mayor Wilcox stated that Nolan did not have street signs noting that if would be a real problem if people parked on both sides of the street adding that the issue should be addressed before problems occur.

Chief Beaton stated that Mr. Jones advised that some streets were getting new curbing adding that the two departments could take a look at the changes in width at that time. Chief Beaton stated that he would like to have a master width map to make sure the city was in compliance and noted that most streets did have signage.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

Alderman Nauman moved approval of the final reading of Ordinance B08-23. Alderman Roettger seconded the motion.

Mayor Wilcox asked if there were any additional questions or comments. There were none.

Mayor Wilcox called for a vote.

Ayes: Alderman Roettger, Alderman Roberts, Alderman Nauman, Alderman Capshaw Cushing,
Alderman Vitale

Nays: None

Not Present: Alderman Lane

This ordinance was approved.

ORDINANCES FOR FIRST READING

B09-23 AN ORDINANCE OF THE CITY OF GLENDALE, MISSOURI
MAINTAINING THE TAX RATE OF ITS TAX ON THE GROSS RECEIPTS OF
GAS AND OTHER PUBLIC UTILITY CORPORATIONS CONDUCTING
BUSINESS WITHIN THE CITY

Alderman Roettger moved approval of the first reading of Ordinance B09-23. Alderman
Capshaw Cushing seconded the motion.

Mr. DeClue reported that this ordinance related to public utilities which were not owned by the
municipality, or a district governed by Public Service Commission, adding that when a public
utility increases its tax which triggers the application of Section 393.275, the city is allowed to
reduce the business tax rate to balance out the tax approximately equal to the prior twelve
months. Mr. DeClue stated that Mr. Hetlage noted that Ameren UE had already increased their
rate which was addressed with Section 615.015 of the Glendale code but noted that with Spire's
increase which was not addressed in our code, needed an ordinance change. Mr. DeClue stated
that Mr. Hetlage added wording to incorporate any other utility companies' changes as well.

Alderman Roettger noted that Ameren changed in 2013 and asked if there was a section that
would maintain any future rate changes. Mr. DeClue stated that the intent was not to have a need
to re-write another ordinance, and added that it was a matter of policy to maintain our tax rate
even if utilities increase their rates. Mr. Hetlage agreed with Alderman Roettger noting that the
city was not rolling back the rate. Mr. DeClue stated that there was not provision for a decrease
in the tax adding that our receipt tax was approved by voters.

Mayor Wilcox asked if there were any questions or comments.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

The Ordinance was tabled for the next meeting.

B10-23 AN ORDINANCE AMENDING SECTIONS 400.010, 400.420 AND
400.500 OF THE MUNICIPAL CODE OF ORDINANCES OF THE CITY OF

GLENDALE, MISSOURI, REGARDING THE SALE OF MARIJUANA IN THE
CITY OF GLENDALE, MISSOURI

Alderman Nauman moved approval of the first reading of Ordinance B10-23. Alderman Roberts seconded the motion.

Mr. DeClue reported that this ordinance would amend Glendale's zoning code to regulate comprehensive and recreational marijuana business uses in the city adding that currently, medical marijuana facilities were limited to C-2 and C-3 zoning. Mr. DeClue noted that shop owners now had a Constitutional right to be licensed by the stated adding that cities could not outright ban the sale of marijuana without a 60% majority vote. Mr. DeClue noted that Kirkwood and Des Peres was going through the process.

Mr. DeClue stated that Mr. Hetlage wrote the new wording in the code which would add comprehensive marijuana to come into the city but included the law about placement within the city adding that the Marketplace at the Abbey and the Chicken Scratch were the only two locations where a shop could possibly open and noted that they were not good locations.

Mr. DeClue stated that Mr. Hetlage wrote the new wording in the code and added comprehensive marijuana to come in and included the law about placement within the city. Mr. DeClue reported that the Marketplace at the Abbey and the Chicken Scratch were the only two locations where a shop could possibly open adding that they were not good locations.

Mr. Hetlage stated that Glendale still had the provision whereby a business could not open within a 1000' of school, daycare, or church. Mr. DeClue noted that applicants did need a special use permit to open a shop in Glendale.

Mayor Wilcox asked if there were any questions or comments.

Mayor Wilcox called for a voice vote which was unanimously approved.

Mayor Wilcox asked Mr. DeClue to read the Ordinance by caption only.

The Ordinance was tabled for the next meeting.

RESOLUTIONS

R06-23 A RESOLUTION AUTHORIZING THE PURCHASE OF A NEW BREATHING AIR CASCADE FROM SENTINEL EMERGENCY SERVICES

Alderman Nauman moved approval of the reading of Resolution R05-23. Alderman Capshaw Cushing seconded the motion.

Mayor Wilcox asked for a report.

Mr. DeClue reported that the FY 24 capital improvement plan called for the replacement of the Air Cascade system in the Fire Department noting that this was the air system they

used to fill air packs for use in the field. Mr. DeClue also reported that the current system failed, and the repairs were too expensive to be worthwhile due to the lack of parts and age of the system. Mr. DeClue stated that it would cost \$51,000 to be installed and included the removal of the old unit. Mr. DeClue stated that Sentinel Solutions was the lowest bidder and added that the Fire Department recommended the unit as well. Alderman Roberts noted that the device did not have a long shelf life at 20 years old. Mr. DeClue noted that the contract included a service agreement and would be a quick turnaround. Alderman Nauman asked if there were any risks due to the failure. Mr. DeClue noted that the Fire Department used the Kirkwood system but added that it was cumbersome due to the different adapting systems.

Mayor Wilcox asked if there were any additional comments or questions. There were none.

Mayor Wilcox called for a voice vote which was unanimously approved.

REPORTS

Mr. DeClue

Mr. DeClue reported that he spoke with Mr. Henke, Director of Parks and Recreation, today about the P & R contract adding that basic arrangements were acceptable to them. Mr. DeClue stated that as part of an agreement, Glendale would participate fully with Kirkwood. Mr. DeClue stated that a Kirkwood attorney would be in contact with Mr. Hetlage to work on an agreement adding that the pool agreement in place was coming to an end soon. Mr. DeClue noted that discussion items included accessibility and a payment schedule adding that multiple boards within the City of Kirkwood would be involved in the decision making process. Mayor Wilcox stated that Glendale would like a 'seat at the table' for a future Rec Center and pool. Mr. DeClue stated that Kirkwood understood Glendale's strong desire to participate. Mr. DeClue reported that Kirkwood had two taxation sources including a property tax which a Citizens Board had control of that money which funded park operations and equipment. The second tax was from a Park and Stormwater tax which funded programs and staffing. Mr. DeClue noted that Kirkwood wanted Glendale to do more and understood that as things move forward, we need to be at the table at the beginning. Mr. DeClue stated that Glendale could possibly allocate park grant money and added that the City of Oakland was participating as well.

Mr. DeClue reported that the generator was set to be installed on March 1 and should be done quickly. Mayor Wilcox suggested that the installation be filmed for social media so that residents saw where money from the Federal Government was used. Mr. DeClue stated that the overall the changes to the rear drainage solved the water problems in the building.

Mr. DeClue reported that he and Mr. Lawrence, Finance Director will hold interviews on Thursday, following the review of 30 applications. Mr. DeClue stated that 4 applicants would be interviewed adding that all their resumes were impressive but with different skill sets. Mr. DeClue stated that the position would remain a part-time position.

Mr. DeClue reported that Glendale Chrysler's new packet for a new Special Use Permit has been posted on the website adding that he was awaiting replies from the Plan Commission for a new

meeting date. Mr. DeClue stated that the major differences related to the tree line, retaining wall and overall landscaping adding that there would be no hill side cutting, no retaining wall and adjustments to the landscape plan. Mr. DeClue noted that the neighbors did want some trees on the hill side cut down. Mr. DeClue stated that the Carwash would be in the same spot, they updated the sound study related to fence, and would not exceed sound code per St. Louis County adding that even with the door open the carwash would not exceed the code. Mr. DeClue stated that the Plan Commission would review the plans at the meeting, in house and onsite and would report to the Board of Aldermen adding that neighbors would be welcome at all meetings. Mr. DeClue stated that the meeting would be held mid to late March and noted that Glendale Chrysler had not indicated what their plans were for the Marketplace at the Abbey site. Mr. DeClue noted that he advised Glendale Chrysler that they would need to comeback with plans related the newly purchased property and would need a new special use permit. Mr. DeClue stated that the building could be torn down and could replace it with a driveway but could not rebuild without a new permit and added that Glendale Chrysler had no plans at this time for the site.

Mr. DeClue reported that ARB meeting concerning the revised guidelines would take place on March 6th at 6:00 pm March 6 in the auditorium prior to the BOA meeting. Mr. DeClue stated that as long as the Board was satisfied with the guidelines, the ARB would meet for a Plan Commission meeting the second Wednesday in March and would be presented for a first reading at the second March BOA meeting. The second and final reading and a public hearing is tentatively planned for the first meeting in April, assuming that everyone is in agreement with the guidelines. Mr. DeClue noted that with approval, the moratorium would end on the 4th of April.

Alderman Roettger

None

Alderman Vitale

None

Alderman Lane

None

Alderman Capshaw Cushing

None

Alderman Roberts

Alderman Roberts asked about fencing on private property and wondered if a homeowner needed a permit and if the City was required to advise a neighbor about the fence. Mr. DeClue stated that a permit was required but neighbors were not advised by the City adding that questions about fences following the required permit approval and inspections was a civil matter between homeowners. Mr. DeClue stated that it was illegal for a fence to cross into a neighboring property.

Alderman Nauman

Alderman Nauman asked again about the Flok cameras, noting the report about the City of Shrewsbury's 8 cameras. Chief Beaton stated that the department was starting with two cameras, looking at data and locations adding that going forward, the department would determine if there was a need for more cameras. Alderman Nauman asked about the future for Glendale and asked if two would be adequate coverage for the residents. Chief Beaton stated that the city could not receive 100% coverage but noted that considering where the higher traffic areas exist, his department was looking at increasing the number to a total of 4 Flok cameras adding that the department would be looking to businesses and subdivisions which can be high crime areas to add camera(s). Chief Beaton stated that the city had to start small to see how effective the cameras would be adding that there were opportunities for local businesses, or a church which might be interested in adding one as well as Glendale Chrysler. Chief Beaton stated that Glendale did not need 8 cameras adding that 4 city-owned cameras would be good and noted that additional cameras would be good installed by private owners. Chief Beaton stated that he hoped the second camera would be installed by the end of week which would allow for more data gathering. Chief Beaton stated that the current installed camera was working adding that crime issues have shown a connection related to where the vehicle was moving before the plate was removed. Chief Beaton stated that he would issue a report once more data has been received.

Chief Beaton

Chief Beaton stated that the Glendale Police Department was involved with the task force with other agencies such as Kirkwood and Des Peres, noting that the St. Charles task force had been effective in dealing with car clotting in their community. Chief Beaton stated that many department heads in the south central corridor had not formed a Task Force as yet but showed interest. Chief Beaton stated that Glendale, Kirkwood and Des Peres would form a smaller version starting tomorrow using the St. Charles model and will report back. Chief Beaton stated that the task force should help deter crimes adding that although all crimes cannot be prevented, this action will put the word out. Chief Beaton stated that the task force will be area wide and should be impactful adding that he would be meeting with members of the Juvenal Justice Center and attorneys to work at making sure that the perpetrators are prosecuted. Chief Beaton stated that the meeting was take place in March.

Mayor Wilcox

Mayor Wilcox reported that Chicken Scratch was opening this upcoming weekend.

ADJOURNMENT

Alderman Nauman moved to adjourn the meeting, seconded by Alderman Roettger. The motion was unanimously approved.

These minutes are approved as submitted this 6th day of March, 2023

Joanne Carr
Deputy City Clerk